

## PLUS 2008-03-04

### Preliminary land Use Service (PLUS)

Delaware State Planning Coordination  
540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000/](http://www.dnrec.state.de.us/dnrec2000/)  
[www.dnrec.state.de.us/DNRECeis/](http://www.dnrec.state.de.us/DNRECeis/)  
[datamil.udel.edu/](http://datamil.udel.edu/)  
[www.state.de.us/deptagri/](http://www.state.de.us/deptagri/)

1. Project Title/Name: Hidden Oaks Subdivision

2. Location: Sand Hill Rd (SCR 319), between Redden Rd (SCR 565) and Wilson Rd (SCR 244)

3. Parcel Identification #: 1-35-7.00-2.00

4. County or Local Jurisdiction Name: Sussex County

5. Owner's Name: RJDJH L.L.C. & Marvel Investments L.L.C.

Address: 16181 Hudson Road

City: Milton

State: Delaware

Zip: 19968

Phone: 302-645-4773

Fax: unknown

Email: unknown

6. Applicant's Name: Meridian Architects and Engineers

Address: 26412 Broadkill Road

City: Milton

State: Delaware

Zip: 19968

Phone: 302-684-4766

Fax: 302-684-8228

Email: trb@meridianengineers.com

7. Engineer/Surveyor Name: Meridian Arcitects and Engineers

Address: 26412 Broadkill Road

City: Milton

State: Delaware

Zip: 19968

Phone: 302-684-4766

Fax: 302-684-8228

Email: trb@meridianengineers.com

8. Please Designate a Contact Person, including phone number, for this Project: Tom Bartosiewicz (302)684-4766

**Information Regarding Site:**

9. Area of Project(Acres +/-): 335.07

10. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Investment Level 1 ☐ Investment Level 2 ☐ Investment Level 3 ☒ Investment Level 4 ☐ Environmentally Sensitive Developing (Sussex Only)

11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications."

12. Present Zoning: AR-1

13. Proposed Zoning: R-1

14. Present Use: forest

15. Proposed Use: Residential Subdivision

16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: unknown

17. Comprehensive Plan recommendation:

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐

Kent ☐

Sussex ☒

Suburban ☐

Inside growth zone ☐

Town Center ☐

Suburban reserve ☐

Outside growth zone ☐

Developing ☐

Other ☐

Environ. Sensitive Dev. District ☐

Low Density ☐

18. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)  
Service Provider Name: Artesian

What is the estimated water demand for this project? 180,600 +/- gpd

How will this demand be met? Public Utility Connection

19. Wastewater: ☒ Central (Community system) ☐ Individual On-Site ☐ Public (Utility)  
Service Provider Name: Artesian

20. If a site plan please indicate gross floor area:

21. If a subdivision: ☐ Commercial

☒ Residential

☐ Mixed Use

22. If residential, indicated the number of number of Lots/units: 602 Gross Density of Project: 1.80 Net Density 2.03

Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

23. If residential, please indicate the following:

Number of renter-occupied units: 0

Number of owner-occupied units: 602

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☒ Move-up buyer – if checked, how many units 602

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: 0%  
Square Feet: 0

Proposed Use: % of Impervious Surfaces: 49%  
Square Feet: 3,613,684

25. What are the environmental impacts this project will have? minimal

How much forest land is presently on-site? 335 How much forest land will be removed? 208 ac

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☒ No

Are the wetlands: ☐ Tidal Acres  
☒ Non-tidal Acres Unknown

If "Yes", have the wetlands been delineated? ☐ Yes ☒ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☒ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If yes, please list name:
30. List the proposed method(s) of stormwater management for the site: WET POND  Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Dutton Ditch  Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If "Yes," how much?    200 Acres    8,712,000 Square Feet  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Stormwater management, wildlife habitat Where is the open space located? throughout  Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If "Yes," what are they? Ellendale/ Redden State Forest
33. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If "Yes," what are they? Public roads and utilities
34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Acres on-site that will be permanently protected    0 AC  Acres on-site that will be restored  Acres of required wetland mitigation  Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed  Buffers from wetlands, streams, lakes, and other natural water bodies
35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season    5761  What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0%
37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.    SCR 319 Sand Hill Road – 2 lane local road
38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. Possible future connections are not known at this point

40. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☒ Yes ☐ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☐ Yes ☒ No

41. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No

If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☐ Yes ☒ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

☐ Yes ☒ No

If yes, please List them:

44. Please make note of the time-line for this project: May 2011 construction

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

\_\_\_\_\_  
Signature of property owner or contract buyer

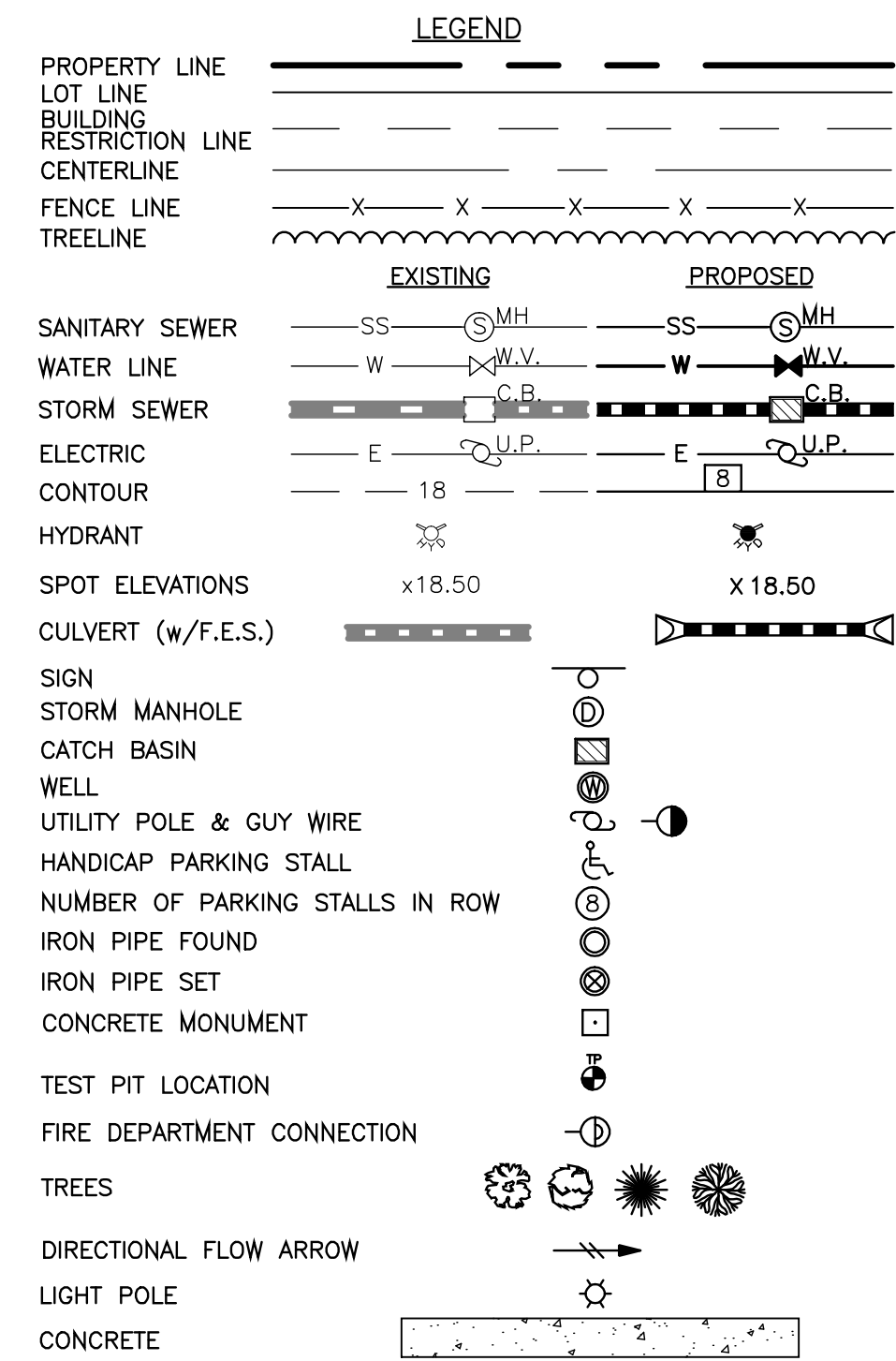
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Person completing form  
(If different than property owner)

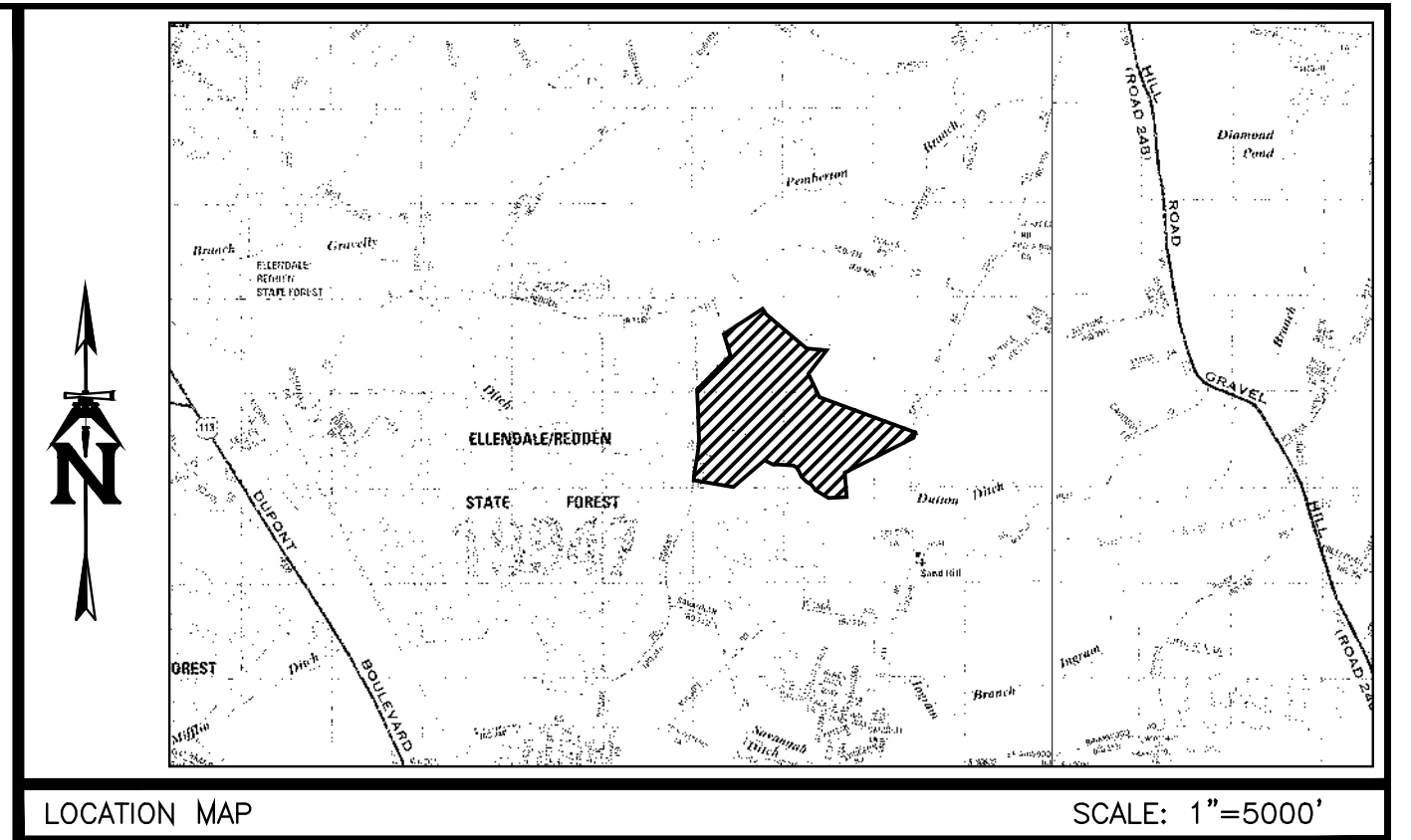
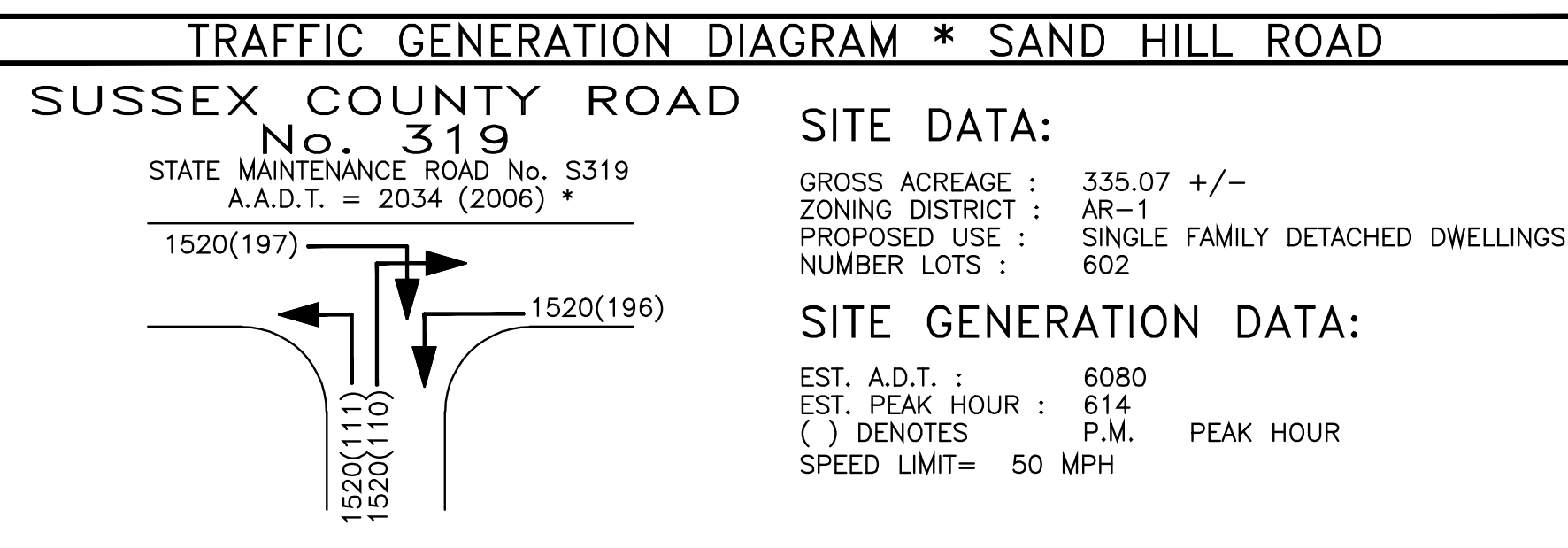
\_\_\_\_\_  
Date

This form should be returned to the Office of State Planning electronically at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

**NOTE:**  
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.  
ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND  
HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.



- ## ABBREVIATIONS
- |           |                             |
|-----------|-----------------------------|
| Ac.       | = ACRES                     |
| B.LDG.    | = BUILDING                  |
| BOB       | = BOTTOM OF BANK            |
| BOC       | = BACK OF CURB              |
| CB        | = CATCH BASIN               |
| CUB       | = CUBIC FEET                |
| CM        | = CONCRETE MONUMENT         |
| CMP       | = CORRUGATED METAL PIPE     |
| CU        | = CUBIC YUMBER              |
| CO        | = CLEANOUT                  |
| DIA.      | = DIAMETER                  |
| DIP       | = DUGLIE IRON PIPE          |
| EG        | = EXISTING GRADE            |
| ELEV      | = ELEVATION                 |
| ESMT      | = EASEMENT                  |
| EX        | = EXISTING                  |
| FES       | = FLARED END SECTION        |
| FG        | = FINISHED GRADE            |
| FT        | = FINISHED FLOOR            |
| FLM       | = FORCE MAIN                |
| HC        | = FACE OF CURB              |
| HDP       | = HIGH DENSITY POLYETHYLENE |
| INVERT    | = INVERT                    |
| IPF       | = IRON PIPE FOUND           |
| IPS       | = IRON PIPE SET             |
| LAT       | = LATERAL                   |
| LF        | = LINEAR FEET               |
| MAX       | = MAXIMUM                   |
| MIN       | = MINIMUM                   |
| MH        | = MANHOLE                   |
| NTS       | = NOT TO SCALE              |
| ON CENTER | = ON CENTER                 |
| PL        | = PROPERTY LINE             |
| PROP      | = PROPOSED                  |
| PVC       | = POLY-VINYL CHLORIDE       |
| RCP       | = REINFORCED CONCRETE PIPE  |
| R/W       | = RIGHT-OF-WAY              |
| SQ        | = SQUARE FEET               |
| SB        | = SOIL BORING               |
| SS        | = SAND                      |
| SS        | = SANITARY SEWER            |
| STA       | = STATION                   |
| TIME      | = TIME OF CONCENTRATION     |
| TOB       | = TOP OF BANK               |
| TP        | = TEST PIT                  |
| TPY       | = TYPICAL                   |
| X/S       | = CROSS SECTION             |



### PLAN DATA

TAX PARCEL: 1-35-7.00-2.00  
ZONING: AR-1 (AGRICULTURAL RESIDENTIAL)  
DEED REFERENCE: 3216-150  
GROSS ACREAGE: 335.07± ACRES  
PROPOSED USE: 602 SINGLE FAMILY LOTS

SEWAGE DISPOSAL: COMMUNITY ON-SITE OR NORTH MILTON (ARTESIAN)  
SEWERAGE IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL  
RESOURCES AND ENVIRONMENTAL CONTROL.

WATER SUPPLY: ARTESIAN  
WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES  
AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.

OWNER/DEVELOPER: RJDJH L.L.C. & MARVEL INVESTMENTS L.L.C.  
16181 HUDSON ROAD  
MILTON, DE 19968

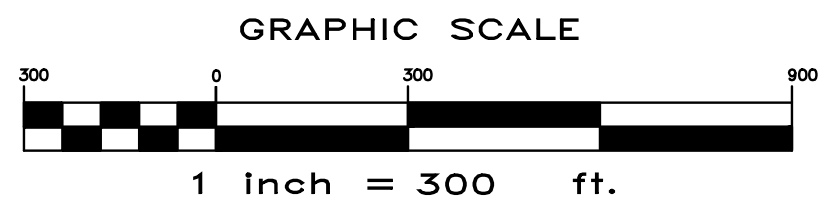
**BUILDING SETBACK REQUIREMENTS:** AR-1 (AGRICULTURAL RESIDENTIAL)

MIN. DEPTH OF FRONT YARD (FT.)	=	40(30)*
MIN. DEPTH OF SIDE YARD (FT.)	=	15
MIN. DEPTH OF REAR YARD (FT.)	=	20
MAX. BUILDING HEIGHT (FT.)	=	42

GENERAL NOTES:

THIS SITE IS LOCATED IN ZONE "X", DETERMINED TO BE OUTSIDE OF THE 100 AND 500 YEAR FLOOD PLAINS AS DETERMINED ON THE FLOOD INSURANCE RATE MAP NUMBER 10005C0300J & 10005C0325J, LAST REVISED

NO WETLANDS EXIST ON THIS SITE ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP DEVELOPED BY THE U.S. DEPARTMENT OF THE INTERIOR.




TITLE: PRELIMINARY SUBDIVISION PLAT

**PROJECT:**  
HIDDEN OAKS SUBDIVISION

PREPARED FOR:  
TONY SPOSATO  
TAX MAP No.: 1-35-7.00-2.00  
HUNDRED: GEORGETOWN  
COUNTY: SUSSEX

THIS PLAN AND THE DESIGN SHOWN ARE THE  
EXCLUSIVE PROPERTY OF MERIDIAN ARCHITECTS &  
ENGINEERS AND SHALL NOT BE ALTERED OR COPIED  
WITHOUT WRITTEN APPROVAL.

DATE	REVISION	CHKD

 \*ENGINEERING\* SURVEYING\*  
\*ARCHITECTURE\*  
**Meridian**  
ARCHITECTS & ENGINEERS

26412 BROADKILL ROAD, MILTON, DELAWARE 19968  
(302) 684-4766 \* FAX (302) 684-8228  
"HONESTY, INTEGRITY, RESPECT"



















APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
PROFESSIONAL ENGINEER



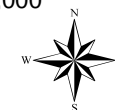
# Preliminary Land Use Service (PLUS)

## Hidden Oaks Subdivision

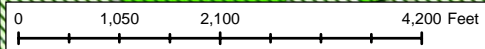
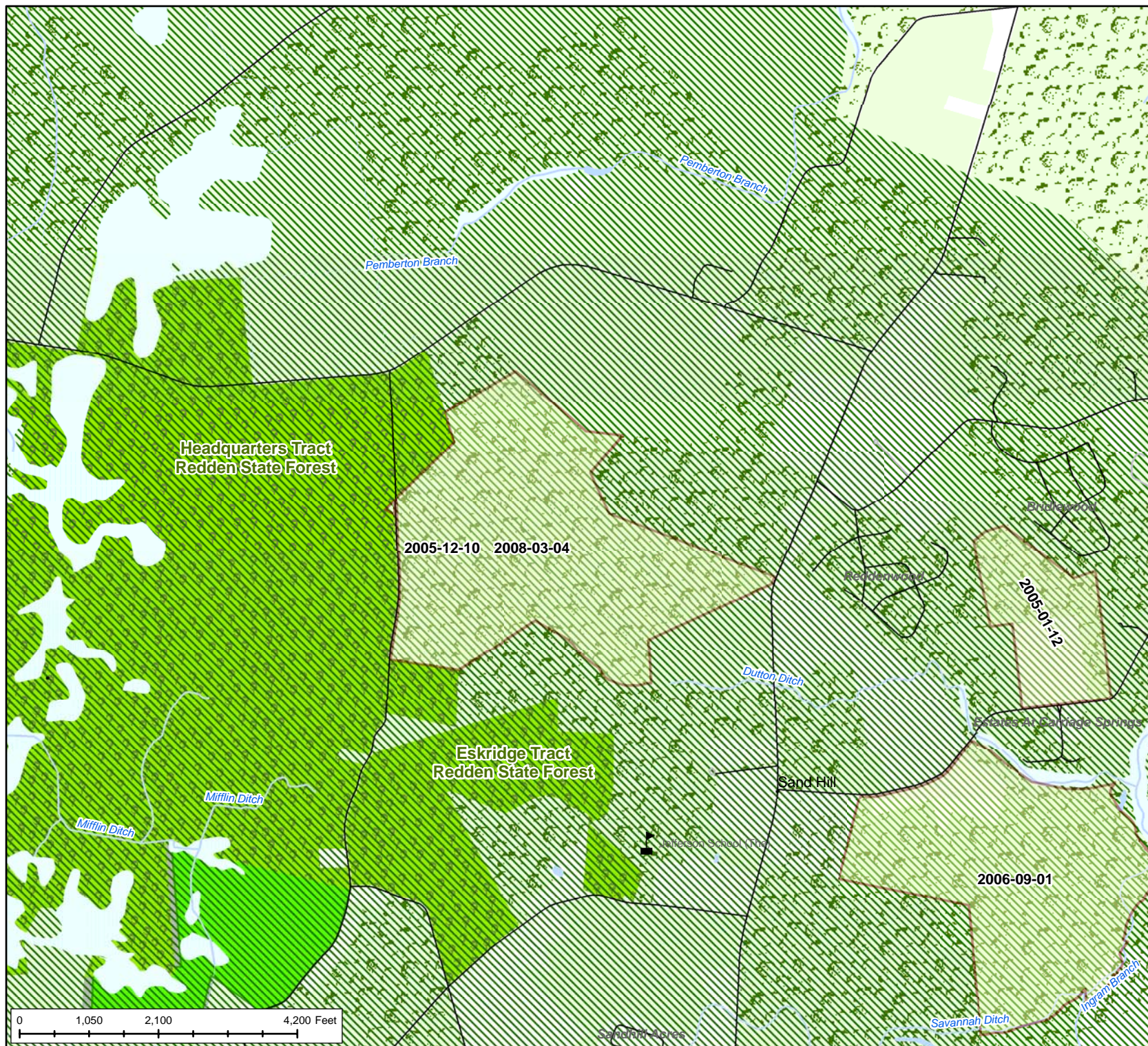
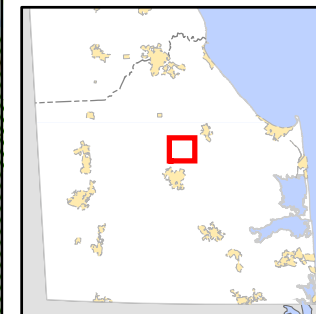
2008-03-04

-  Project Areas
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture
- State Strategies**
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)

1:24,000


















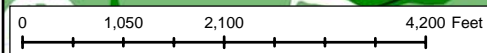
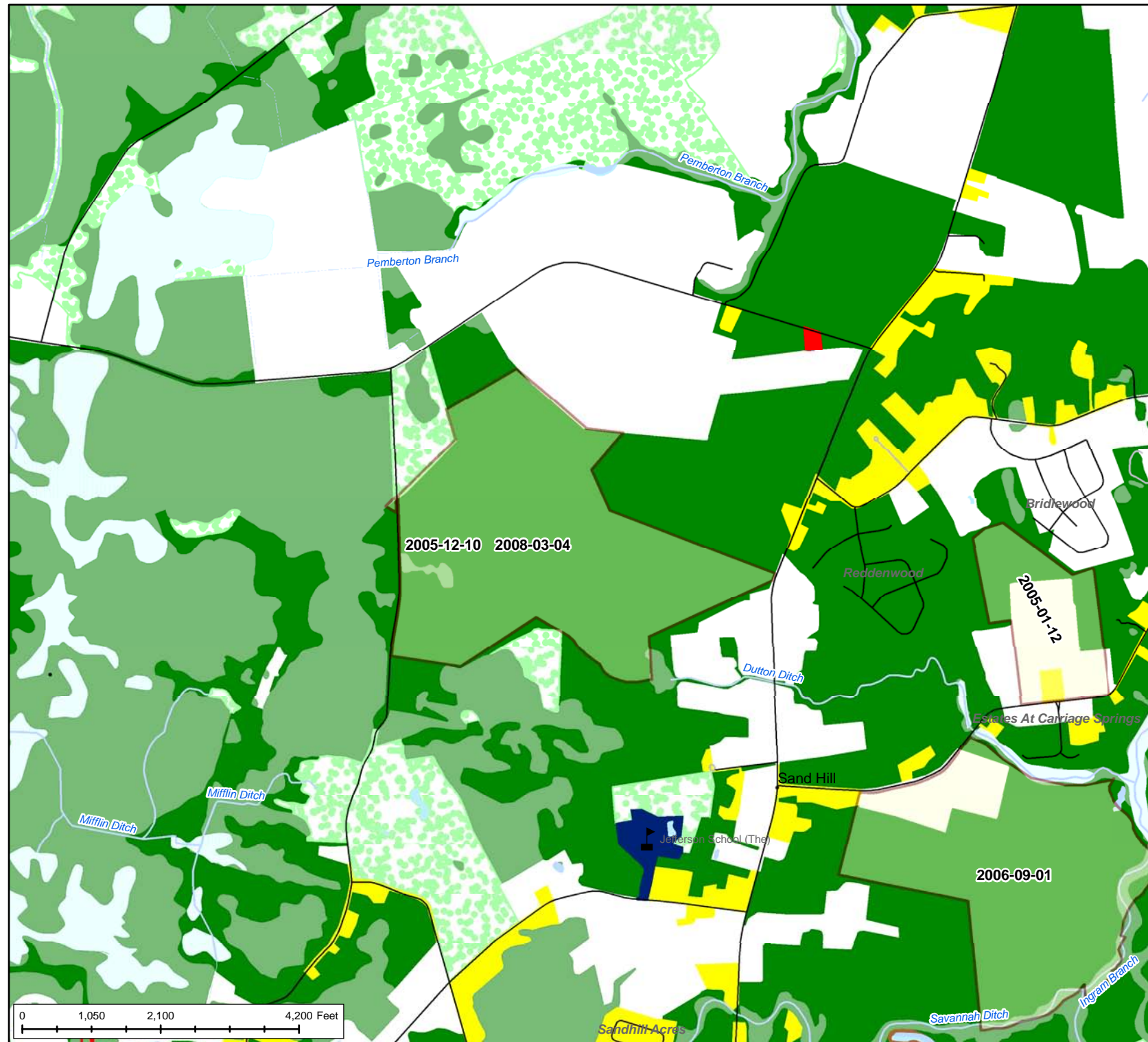
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# **Preliminary Land Use Service (PLUS)** **Hidden Oaks Subdivision** **2008-03-04**

-  Project Areas
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:24,000



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**Preliminary Land  
Use Service (PLUS)**  
Hidden Oaks Subdivision  
2008-03-04

 Project Areas

 Municipalities

**Sussex**

**RGB**

 Red: Band\_1

 Green: Band\_2

 Blue: Band\_3

2005-12-10  
2008-03-04

2006 Orthophotography  
courtesy of USDA NAIP.

1:9,609



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0 420 840 1,680 Feet